

UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF PENNSYLVANIA  
PITTSBURGH DIVISION

IN RE:  
**Emanuel R. Mori**  
Debtor

CASE NO.: 18-21179-CMB  
CHAPTER 13

**Ronda J. Winnecour, Esquire**  
Chapter 13 Trustee  
Movant

**The Bank Of New York Mellon,**  
As Trustee for CIT Mortgage Loan  
Trust 2007-1  
Respondent

**CONSENT ORDER AS TO TRUSTEE'S MOTION TO COMPEL PROOF THAT  
CHARGES HAVE BEEN REMOVED FROM LOAN**

And now, come the undersigned parties, by and through their respective counsel and respectfully request that this Honorable Court to entered this Consent Order

WHEREAS, Respondent The Bank of New York Mellon, As Trustee for CIT Mortgage Loan Trust 2007-1, ("Respondent") filed a Notice of Post-Petition Mortgage Fees, Expenses and Charges on June 12, 2018;

WHEREAS, on August 29, 2018, Respondent filed its Withdrawal of the Notice of Post-Petition Mortgage Fees, Expenses, and Charges;

WHEREAS, on October 17, 2018, Movant filed her Motion to Compel Proof that Charges have been Removed from the Loan;

WHEREAS, on October 26, 2018, Respondent filed its Affidavit evidencing that the charges had been removed; (See DE #44);

WHEREAS, on December 4, 2018, the parties conferred and agreed that the October 26, 2018, Affidavit had complied with the Court's November 29, 2019, Order; and

WHEREAS, the parties are jointly respectfully requesting that the hearing scheduled for March 13, 2019, at 11:00 A.M. be cancelled and no further responsive pleadings in this matter shall be required.

**CONSENTED TO BY:**

/s/ Ronda J. Winnecour  
Ronda J. Winnecour, Esquire  
Chapter 13 Trustee  
ID No. 30399  
U.S. Steel Tower, Suite 3250  
600 Grant Street  
Pittsburgh, PA 15219  
412-471-5566  
[cmech@chapter13trusteewdpa.com](mailto:cmech@chapter13trusteewdpa.com)

/s/ Lauren B. Karl  
Lauren B. Karl, Esquire  
Attorney for Respondent  
Id No. 88209  
RAS CRANE, LLC.  
P.O. Box 305  
Ingomar, PA 15127  
973-575-0707 x340  
[lkarl@rascrane.com](mailto:lkarl@rascrane.com)

**It is hereby ORDERED that the parties' Consent Order is hereby APPROVED.**

**BY THE COURT:**

Dated: March 8, 2019



Carlota M. Bohm  
CARLOTA M. BOHM, U.S.B.J.

FILED  
3/8/19 8:04 am  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

**Certificate of Notice Page 3 of 3**  
 United States Bankruptcy Court  
 Western District of Pennsylvania

In re:  
 Emanuel R. Mori  
 Debtor

Case No. 18-21179-CMB  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: gamr  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 2

Date Rcvd: Mar 08, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 10, 2019.

db +Emanuel R. Mori, 801 Limestone Drive, Allison Park, PA 15101-4225  
 +Laren B. Karl, Esquire, RAS CRANE, LLC, P.O. Box 305, Ingomar, PA 15127-0305

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 10, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 8, 2019 at the address(es) listed below:

Bryan P. Keenan on behalf of Debtor Emanuel R. Mori keenan662@gmail.com, melindap662@gmail.com  
 Harry B. Reese on behalf of Creditor Bayview Loan Servicing LLC harry.reese@pkallc.com,  
 chris.amann@pkallc.com;nick.bracey@pkallc.com;samantha.gonzalez@pkallc.com;jill@pkallc.com;mary.r  
 aynor-paul@pkallc.com;amanda.rauer@pkallc.com  
 James Warmbrodt on behalf of Creditor The Bank of New York Mellon, successor to The Bank of New York, not in its individual capacity but solely as Trustee on behalf of the holders of the CIT Mortgage Loan Trust, 2007-1 Asset-Backed Certif bkgroup@kmllawgroup.com  
 James A. Prostko on behalf of Creditor HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE ET. AL.  
 pawb@fedphe.com, james.prostko@phelanhallinan.com  
 Jeffrey R. Hunt on behalf of Creditor Pittsburgh Water & Sewer Authority jhunt@grblaw.com,  
 cnoroski@grblaw.com  
 Jeffrey R. Hunt on behalf of Creditor County of Allegheny jhunt@grblaw.com,  
 cnoroski@grblaw.com  
 Jeffrey R. Hunt on behalf of Creditor City & School District of Pittsburgh jhunt@grblaw.com,  
 cnoroski@grblaw.com  
 Jerome B. Blank on behalf of Creditor The Bank Of New York Mellon, As Trustee Et Al  
 pawb@fedphe.com  
 Jill Manuel-Coughlin on behalf of Creditor Bayview Loan Servicing LLC jill@pkallc.com,  
 chris.amann@pkallc.com;nick.bracey@pkallc.com;samantha.gonzalez@pkallc.com;harry.reese@pkallc.com  
 ;mary.raynor-paul@pkallc.com;amanda.rauer@pkallc.com  
 Keri P. Ebeck on behalf of Creditor Duquesne Light Company kebeck@berNSTEINlaw.com,  
 DMcKay@berNSTEINlaw.com  
 Kevin M Buttery on behalf of Creditor THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT  
 MORTGAGE LOAN TRUST 2007-1 kbuttery@rascrane.com  
 Lauren Berschler Karl on behalf of Creditor THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT  
 MORTGAGE LOAN TRUST 2007-1 lkarl@rascrane.com  
 Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov  
 Ronda J. Winnecour cmecf@chapter13trusteeewda.com  
 S. James Wallace on behalf of Creditor Peoples Natural Gas Company LLC sjw@sjwpgh.com,  
 Equitablebankruptcy@peoples-gas.com;srk@sjwpgh.com  
 Thomas Song on behalf of Creditor HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE ET. AL.  
 pawb@fedphe.com

TOTAL: 16